

**Springfield District Fairfax Center Area Land Use Committee Meeting
September 9, 2002**

7:00 p.m.

Conference Room 10, 12000 Government Center Parkway, Fairfax, VA 22035

COMMITTEE MEMBERS PRESENT:

Emerson Cale, Chair, *Greenbriar Civic Association*
Gail Brugger, *Little Rocky Run Homeowners Association*
Mark Cummings, *Brentwood Civic Association*
Tom McDonald, *Buckner Forest Homeowners Association*
Jeff Saxe, *Fairfax County Chamber of Commerce*
Lowell Smith, *Birch Pond Homeowners Association*

COUNTY STAFF PRESENT:

Marlae Schnare, *Supervisor Elaine McConnell's Office*

OTHER:

Peter Murphy, *Planning Commission*

APPLICATIONS PRESENTED

Equity Homes, L.P.

RZ 2002-SP-0004

Applicant proposes to construct a single-family detached residential development. The site is located at the north side of Route 29, approximately 200 feet west of Willowmeade Drive (Route 5407), Tax Map parcels 55-4 ((1)) -1, 2, 3, 4A, 5, 6. Planning Commission Hearing Scheduled: 11/06/02

Attorney/Agent: Keith Martin, Walsh, Colucci, Stackhouse, Emrich & Lubely, P.C.

Presenter(s): Keith Martin, Peter Hazeloop, Equity Homes and Tom Lovell, Equity Homes

Mr. Martin noted that Equity Homes is dedicating the right-of-way and escrowing funds for construction of the Autumn Willow Drive-Lincoln Drive connection. Also, Cliff and Madonna Taylor have applied for a Special Exception (SE 2002-SP-032) to be processed concurrently with the Equity Homes, L.P. application. The Taylors have contracted with Equity Homes, but the rezoning will be phased such that the plant nursery will continue to operate through the expiration of its lease in 2005. Equity Homes will develop the nursery portion at that time subject to rezoning conditions and proffers. Mr. Martin noted that they have dedicated the Environmental Quality Corridor to the Fairfax County Park Authority. Equity will also construct a connection to Willowmeade Drive.

The public voiced several issues of concern, which were addressed by the applicant and land use committee.

As a result of the concerns expressed, Equity Homes will proffer access to public water to constituent's property at 12900 Lee Highway if well water is adversely affected by development. Mr. Martin also stated Equity will reconsider the 25 foot buffer screening and inclusion of a left lane turn (into development) going east (on Route 29). Equity will also save as many trees as

possible to the extent they can comply with other requirements for grading, stormwater management, and transportation issues. Mr. Martin noted Equity Homes' application is subject to the existing residential development criteria established by Fairfax County. Mr. Martin noted the impact statement from the School Board has not been received.

Five committee members voiced approval of application. One committee member indicated he would not support the application for the issues raised by the public.

Zia Hassan

RZ 2002-SP-006

Applicant proposes to construct five single family detached dwellings at Moore Road, approximately 150 feet east of the centerline of Willow Valley Road

Tax Map parcel 55-3 ((1)) – 0038. Planning Commission Hearing Scheduled: 10/10/02

Attorney/Agent: Lynne Strobel, Walsh, Colucci, Stackhouse, Emrich & Lubely, P.C.

Presenter(s): Keith Martin (substituting in for Lynne Strobel) and Zia Hassan, Applicant

Mr. Martin noted the following changes since the June 5, 2002 land use committee meeting. Applicant has decided to include a line of evergreen trees on the western edge of the development. Also, the lot number has been reduced from 6 to 4 lots. The applicant noted the strong opposition from adjacent communities to the connection of Rockpointe Drive. Applicant is considering, at the risk of county staff denial of the application, not proposing to build the connection.

One member of the land use committee voiced his concern with the development's proximity to the power lines and will provide information, with regard to his concerns, at the Planning Commission hearing on October 10, 2002. Another land use committee member voiced his preference for pedestrian access/connection, e.g. some type of public pathway through the adjacent neighborhoods, if the Rockpointe Drive connection is not proposed.

The public voiced several issues of concern, which were addressed by the applicant and land use committee.

Five committee members voiced approval of application.

Winchester Homes, Inc.

PCA 84-P-114-03 conc. w/ SEA 84-P-129-3

Winchester Homes proposes to construct 25 townhomes at 4.75 dwelling units per acre on an approximately 5.89 acre portion of Tax Map Parcel 45-4 ((1)) –6A. This parcel is located at 12475 Lee Jackson Memorial Highway. Planning Commission Hearing Scheduled: 9/18/02

Attorney/Agent: Frank McDermott, Hunton & Williams

Presenter(s): Frank McDermott and Jim Anders, Winchester Homes, Inc.

Mr. McDermott noted the following changes in the application since it was before the committee on August 5, 2002. The number of townhomes planned has been reduced from 28 to 25. The rear- and side-yard setbacks have been eliminated because of design changes ("bump-outs" have been eliminated). The applicant is also dedicating land to the Park Authority and contributing \$30,000 to the Fairfax Center Area Road Fund. Mr. McDermott noted the Department of Planning and Zoning staff is recommending approval of the plan. All committee members present voiced approval for this application.